FILE BOX 19B

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE 03-1-3-3D
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,950.00

Sandra S. Schwarz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May, 2003

Notary Public

MY COMMISSION EXPIRES: March 31, 2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WEISS & WEISS, ATTYS AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES V. GILLIGAN (NAME)	MERRILL LYNCH CREDIT CORPORATION (NAME)	MAP 33-16
210 ~~208~~ NELSON COURT EAST (ADDRESS)	2001 BISHOPS GATE BLVD. (ADDRESS)	PARCEL 226
MADISON, TN 37115 (CITY) (STATE) (ZIP)	MT. LAUREL, NJ 08054 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SANDRA R. WOLCHOK, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES V. GILLIGAN, MARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 118-B, Zone Lot Division of Primrose Meadows, Section Two, of record in Plat Book 5200, Page 66, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to James M. Wolchok, a married person, by Quitclaim Deed from Sandra R. Wolchok and Husband, James M. Wolchok, of record in Book 11259, Page 853, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 7976, Page 410 and in Book 5039, Page 481, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Sandra R. Wolchok, spouse of the above named James M. Wolchok, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

Subject property has not now nor ever has been principal place of residence of Grantor(s).

THIS instrument is being executed in behalf of Sandra R. Wolchok, pursuant to a Power of Attorney executed by same on the 17th day of December, 2002, and being filed for record in Instrument No. _____, and being recorded simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 208 NELSON COURT EAST, MADISON, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 5th day of May, 2003

SANDRA R. WOLCHOK
By: Sandra R. Wolchok by James M. Wolchok
James Wolchok, Attorney-in-fact

James M. Wolchok
JAMES M. WOLCHOK

Davidson County DEEDWARR
Recvd: 05/07/03 15:35 2pgs
Fees:13.00 Taxes:221.82

20030507-0061257

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

_____

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____

and _____ respectively of the _____

the within named bargainor, and corporation, and that _____ as such _____

and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____

as such _____, and attesting the same by the said _____

as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES M. WOLCHOK, A MARRIED PERSON, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of May, 2003.

My Commission Expires: 3/31/07

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5th day of May, 2003, before me personally appeared JAMES WOLCHOK, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of SANDRA R. WOLCHOK, and acknowledged that he executed the same as the free act and deed of the said Sandra R. Wolchok.

My Commission Expires: 3/3/07

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.